

THE NEW P.O.A. OF NEWPORT, INC.

ANNUAL MEETING MINUTES

DATE: January 10, 2019
PLACE: Newport Golf Club

ATTENDING: Dan Webb, President
Jim Bailey, Vice President
Kim Davila, Secretary
Nancy Gaudet, Treasurer
Tommy Craft, Director
Eileen Fashoro, Developer Director

Approximately 78 Newport Homeowners
Dan Kasprzak, Association Attorney
Carol Jones, Community Manager, and management staff

WELCOME AND INTRODUCTIONS

Dan Webb called the meeting to order at 7:05 p.m.

MEETING MINUTES

The minutes of the Third Quarterly Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

ELECTION OF DIRECTORS

Carol Jones conducted the election for two (2) three- year director positions and one (1) one-year position on the Board.

PRESIDENT'S REPORT

The President gave a report on what had been accomplished in 2018:

- The biggest accomplishment was the settlement of the Lakewood lawsuit.
- Hurricane Harvey clean up continued into 2018.
- Change in management of the golf course.

Changes to come in 2019 include

- Replacement of a portion of the deck at the pool.
- Improvement to the greens on the golf course.

TREASURER'S REPORT

Carol Jones gave the treasurer's report. She reported that the Association expended approximately \$956,856 (\$706,856) over budgeted amount, on additional renovations and operating expense for the golf course and that for the first time in the past eight years, the association finished over budget (\$232,845) Ms. Jones and Mr. Webb answered questions regarding the financials. A motion was made and seconded to approve the financials. The motion carried with one nay.

GUEST SPEAKER The President introduced Ron Wonderling, the Regional Director of Billy Casper Golf, the new management team for the golf course. Mr. Wonderling told the residents that it would take community involvement and marketing strategies for the golf course to be a success. The following questions were posed to Mr. Wonderling:

- How long will it take to get even financially?
- How are you getting the news out?
- What other courses do you manage?
- What is the regional team?

Mr. Wonderling explained that they are currently in the transition period where they are doing certain studies. He went on to say that BCG has a national marketing division that will be working on marketing both golf and events. Most of the other courses managed by BCG can be found on their website. He explained that the regional team is mainly comprises of himself, the regional director, Mike Steven who is the regional agronomist and regional marketing.

He went on to explain that play would not increase at the golf course until the greens are renovated and that plans to do that renovation were in the works beginning in April.

SECURITY

Dan Webb gave a security report and reported that for a community as large as Newport, crime is almost non-existent. He introduced Deputy Marquez who addressed speeding issues in the community. Deputy Marguez reported that most of the calls they receive are for minor theft from unlocked vehicles and encouraged everyone to lock their vehicles.

A resident stated that the speed sign placed in the community on South Diamondhead was not working. A resident stated that they never see a deputy.

LAWSUIT UPDATE

Dan Kasprzak gave a report of the settlement of the Lakewood lawsuit. He stated that we had retained usage to all of the amenities situated on land owned by Lakewood and that in the event Lakewood developed any of the area containing the existing amenities, they are required to construct a replacement amenity in the same size and containing the same improvements that currently exist.

QUESTIONS AND ANSWERS:

Floor was opened to field questions/comments from homeowners.

- A resident stated that with regard to the financials that the “other” was too broad.
- A resident stated that he felt there were issues on board accountability (e.g. a board member being over the golf course).
- A resident asked if we were going to increase the number of directors on the board.
- A resident asked if we could make the deed restriction violations public. The attorney responded that we could not do that because of privacy.

PRESENTATION OF AWARD Dan Webb presented a plaque to Jim Bailey acknowledging his service to the community as a NPOA Board Director since 2013.

ELECTION RESULTS Carol Jones, Community Manager announced Gerald Kelley and Tommy Craft had been elected to service three-year terms and Jerry Cossey had been elected to serve the one-year term.

ADJOURNMENT - There being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 9:15 pm.

Respectfully submitted,

APPROVED:

Carol Jones
Community Manager

Secretary